

TOWN OF HANOVER



PLANNING BOARD NOTICE OF PUBLIC HEARING

Notice is hereby given pursuant to Massachusetts General Laws Chapter 40A, Section 5 (The Zoning Act), that the Planning Board of the Town of Hanover will hold a Public Hearing on Wednesday, March 21, 2007 at 7:00 p.m. in the first floor hearing room of the Town Hall, 550 Hanover Street, Hanover, MA.

The purpose of the Public Hearing is to hear testimony and comment from interested persons relative to proposed amendments and additions to the Zoning Bylaw and General Bylaws for the Town of Hanover, said amendments having been included as Articles on the Warrant for consideration and action at the Annual Town Meeting to be convened at the Hanover High School on Monday, May 7, 2007. After the Public Hearing the Board will, as required by law, vote its recommendations on the proposed articles and report them to the Town Meeting.

There are six Articles proposing amendments to the Zoning Bylaw and related General Bylaws for the Town. A summary of the proposed Articles is provided below. Copies of the text of such Articles and maps thereof are available for review by interested parties in the Offices of the Town Clerk and of the Planning Board (550 Hanover Street, Hanover, MA 02339) during regular business hours. The Article items appearing below may not be the same as those on the final Warrant for the Annual Town Meeting, and are inserted herein for convenience and discussion purposes only.

Summary of Proposed Zoning Articles:

- Article A:** This Article, submitted by the Planning Board, would amend the Zoning Bylaws of the Town, to allow Common Driveways accessing only two lots within the Residence A District. Common Driveways would not be allowed for lots which could not be built on otherwise. Allowing Common Driveways would reduce impact to wetlands and the number of new curb-cuts. Making Common Driveways available by Special Permit will ensure that contextual and neighborhood concerns are taken into consideration before any permit is issued.
- Article B:** This Article, submitted by the Planning Board, would amend the Zoning Bylaw to place a cap on the total natural area of each new lot created after June 1, 2007 which is disturbed or destroyed by new construction. This new requirement will reduce environmental impacts and loss of community character from new developments.
- Article C:** This Article, submitted by the Planning Board, would amend the Zoning Bylaw to allow Municipal Senior Centers by Special Permit in the Residence A Zoning District. The proposed amendment would establish the Zoning Board of Appeals as the review agency for permitting and approval of a Senior Center.
- Article D:** This Article removes unnecessary language from the Zoning Bylaw section entitled "Village Planned Unit Development" (VPUD) which may be read as exempting VPUD projects from Hanover's Water Resource Protection District (WRPD) regulations. Such regulations were adopted as an overlay to all uses otherwise allowed throughout the district with the overriding purpose of protecting Hanover's water supply from "point" and "non-point" source pollution. The proposed amendment will remove language in the VPUD Bylaw which conflicts with the provisions of our WRPD Bylaw.

Summary of Proposed Non-Zoning Articles:

Article Y: This Article, submitted by petition, would amend the General Bylaws of the Town to require that every fee imposed by a Town Department or Board would require Town Meeting approval.

Article Z: This Article will accept the provisions of a new state law enacted in 2006 which allows municipal board members who have missed a single session of a public hearing to vote on the relevant matter when necessary to establish a voting quorum.

Hanover Planning Board

Peter Moll, Chairman
Gary Hendershot, Clerk

Patriot Ledger, Sat. March 3rd & March 10th, 2007